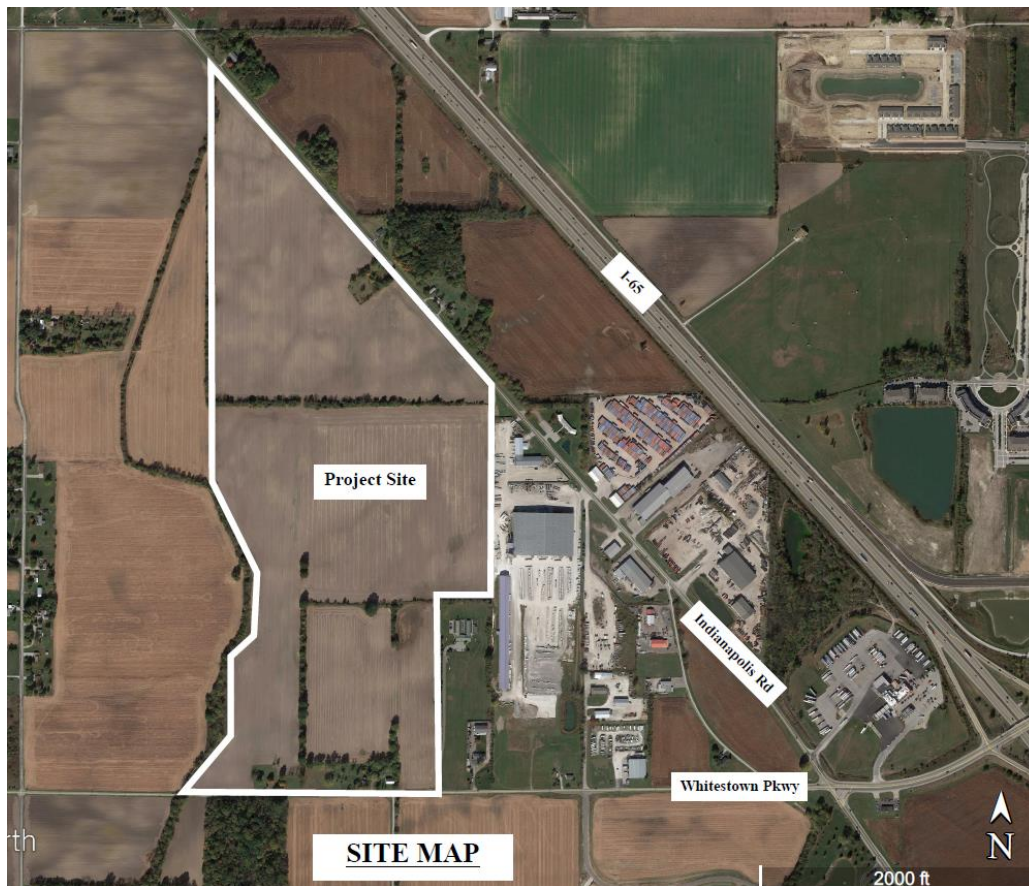




Staff Report PC16-038-CP

GreenParke – Concept Plan

Docket PC16-038-CP GreenParke. The petitioner is requesting approval of a Concept Plan to be known as GreenParke. The property is currently zoned I-1 with GB zoning along Whitestown Parkway. This property is located on the west side of Indianapolis Road and north of Whitestown Parkway and is approximately 169 acres. The petitioner is Verus Partners, LLC and the property owner is I-65 Corridor 1, LLC.

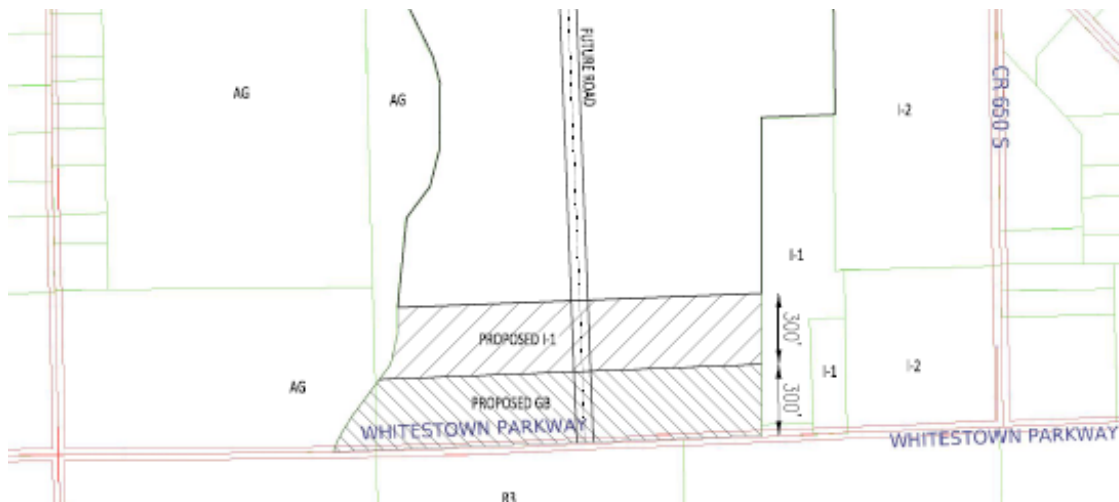


Site Location and History

- The property owner, I65 Gateway 1, LLC owns 169.2 acres. This area was rezoned from AG to I-1 through the Boone County Area Plan Commission Ordinance # 2007-10 in October of 2007. Zoning commitments include specific areas subject to these commitments- These commitments are listed out in “Exhibit A” of the document and listed below:
 - 1) Except for those area subject to Commitment 3, there shall be a minimum landscaped buffer of at least 60 feet, measured off of, and provided along the entire west property line of the subject property. The buffer yard shall feature an undulating berm of 6-8 feet in height and shall be landscaped in accordance with buffer yard standard No. H-4 as established by the Boone County Zoning Ordinance. All

landscaping shall be maintained in a thriving condition, reasonably weed-free and with lawn areas regularly moved.

- 2) The segment of the Etter Legal Drain which currently runs in a general north/south direction along and near the west boundary line of the subject property on the portion known as the “Harmon” property, shall not be relocated. Further, in conjunction with development of the subject property, the Owner shall use its reasonable best efforts to preserve the existing tree lines on both sides of the Etter Legal Drain within 60 feet of the top of the banks of the Legal Drain; however, the Owner shall be permitted to remove dead or diseased trees, invasive species, and those trees necessary to facilitate storm water drainage and utilities.
 - 3) Should owner fail to purchase what is commonly known as the “Walls” property, located adjacent to the northeast portion of the subject property, or otherwise fail to reach a private accommodation regarding landscaping or buffering between the subject property and the Walls Property, Owner shall provide the required landscaping/buffering required for transitional yards between the I-1 zoning district and the AG zoning district, as set forth in the Boone County Zoning Ordinance, so long as the Walls property is being used for residential purposes.
- Plan Commission approved PC16-006-ZA which established the southernmost 300’ along Whitestown Parkway as GB (General Business); and the remaining 300’ north of this as I-1 (Light Industry) which mimics the remaining land north of this as I-1. See image below:



Concept Plan Process

The “Concept Plan” is required as part of any application for approval of a major subdivision. The submittal contains a Site Analysis Map showing the unique characteristics of the site as well as a Concept Plan showing the proposed layout of the project.

The Concept Plan is then presented at a WPC meeting for public review and open discussion. While no official action shall be taken, the WPC may require that impact assessments be done for discussion at the time of the Primary Plat hearing.

Impact assessment shall be performed by a qualified professional with training, experience, and expertise in the field relevant to the specific section of the study in which work shall be performed. The WPC shall mandate such studies at the expense of the applicant and of the professional of choice of the WPC. Such assessment may include any of the following:

- ☐ Traffic and Transportation
- ☐ Tax Base
- ☐ Water and Sewer Service
- ☐ Fire, Police, and Emergency Services
- ☐ Schools
- ☐ Parks

Proposed Development

The proposed site is about 169 acres and is located north and west of the intersection of Whitestown Parkway and Indianapolis Road. The project is being developed in two phases. The intension is to develop an industrial park to serve various warehouse facilities.

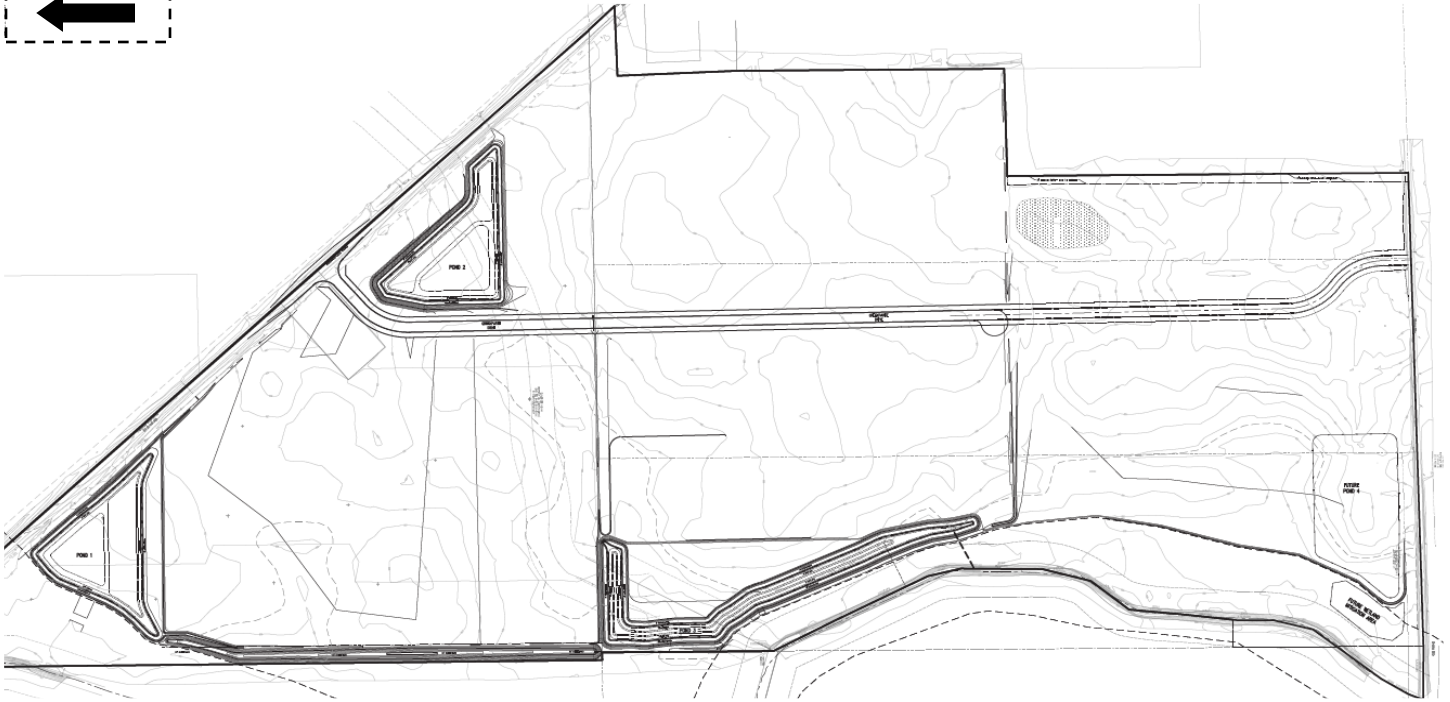
Access to the property will be from Indianapolis Road through an access drive (Greenparke Drive) to Whitestown Parkway.

Phase 1 is considered to be the area from the end of the temporary cul-de-sac on Greenparke Drive to the north. Phase 2 will be the area south of the temporary cul-de-sac including the GB zoned parcels.

The project will include extending utilities; sanitary sewer, water, electricity, etc. throughout the site.

Concept Plan

The Concept Plan is shown below:



Surrounding Zoning and Context

The subject site is currently zoned I-1 Light Industry:

- NORTH- Property to the north is I-1
- SOUTH- Property to the south is PUD
- EAST- Property to the east is I-1
- WEST- Property to the west is AG

Compliance

The proposed Phase 1 of the project is designated and zoned to be I-1 Light Industry. This district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehousing operations. Development in this district requires connection to public water and public sewers and Development Plan approval.

Some permitted Primary Uses within the I-1 area include: Accounting, Auditing & Bookkeeping Service; Blueprinting & Photocopying; Bowling Alleys; Charitable Institutions; Commercial testing Laboratories; Electrical Supply Store; Engineering & Architectural Service; Farm Implements & equipment Sales; Farm Product Processing; Food Processing; Light Industry; Newspaper Publishing; Plumbing, Heating & Air Conditioning Dealer; Professional Office; Real Estate Service; Tire, Battery & Accessory Dealers; Truck Sales, Rental, Leasing, Repair; Wholesale Business, Etc. **A complete list of permitted uses are listed in Sec 2.11 Light Industry Uses**

Development Standards Requirements for “Light Industry”

Max Height of Buildings	75’
Min. Road Frontage	45’
Min. Front Yard	20’
Min. Side Yard	10’
Min. Rear Yard	10’

Staff Recommendation

Staff recommends that the WPC allow the petitioner to proceed with a development plan submittal for Phase 1.